

To: Cowley Area Committee

Date: 2nd December 2009 **Item No:**

Report of: Interim Head of Property & Facilities Management

Title of Report: Crescent Rd Kickabout area –proposed disposal

Summary and Recommendations

Purpose of report: To confirm approval to the principle of disposal of the Crescent road kickabout area on terms to be agreed.

Key decision No

Executive lead member: Councillor Antonia Bance, Social Inclusion and Young People.
Councillor Oscar Van Nooijen - Service Transformation
Councillor Bob Timbs - Leisure

Report approved by: Mel Barrett, Executive Director, City Regeneration

Finance: Anna Hedges
Legal: Daniel Smith

Policy Framework: Improve the local environment, economy and quality of life.
Transform Oxford City Council by improving value for money and Service Improvement

Recommendation(s): Area Committee is recommended to:

1. Note the report
2. To approve the freehold disposal of approximately 0.067 hectares (0.166 acres) shown edged red on the plan attached at Appendix A to Oxford Brookes University on detailed terms and conditions to be approved by the Interim Head of Property & Facilities Management.

Background

1. This report concerns the proposal to dispose of the land shown edged black on the plan appended. It has an area of 0.067 hectares (0.166acres). The land was transferred to the City Council in 1997 by Oxford Brookes University ('Brookes') following the completion of Crescent Hall. It is currently used as an unsupervised informal games/kickabout area .
2. At its meeting on 3 October, 2007, the Cowley Area Committee considered a report on future options for the site. This followed representations from nearby residents and from Brookes about increasing anti-social behaviour from users of the facility, and the ensuing problems in managing the site.
3. The Area Committee resolved that the facility should be moved to another location and the site should be sold for redevelopment

Report

4. The Head of City Leisure is in the course of undertaking a review of sports, recreation and open spaces and is charged with reporting on this by the end of 2009. This will set the context within which any replacement facility (if any) should be provided, and it will also consider what improvements should be made to other facilities in the Cowley area.
5. Pending the outcome of the review, discussions have taken place with Brookes on the possible sale of the site, (which adjoins its Crescent Hall student accommodation.) Brookes controls the vehicular access to the Councils land, and furthermore the land is subject to a covenant restricting its use to a play area, which cannot be discharged without Brookes' agreement .
6. Terms have provisionally been agreed with Brookes for the sale of the site, subject to planning consent. These terms assume that any planning consent will trigger a number of S106 payments, one of which will reflect the cost of providing a new equivalent replacement facility,
7. In addition to any receipts from s106 payments the Council will receive a capital receipt upon grant of planning permission, with provision for an additional payment if permission is granted for a development comprising more than 36 student units.

Environmental Implications

8. There are no direct environmental implications arising out of this report. Any new development on the site will be constructed in accordance with planning and building regulation requirements.

